

WRIGHTS



Flat 1, 31a Old Bank House, Salisbury Square, Hatfield, Hertfordshire AL9 5JD

Guide Price £325,000 - Leasehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this well presented TWO BEDROOM APARTMENT SITUATED IN OLD HATFIELD providing easy access to the rail network servicing London's King's Cross station. The property has been maintained to a high standard by the current owners with many original features including your own private balcony, Sash windows, fully fitted kitchen, Wood effect flooring. Part of the Old Bank conversion and close to the new shopping precinct currently under construction this apartment caters for all needs. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CONVERTED CHARACTER APARTMENT
- OLD HATFIELD LOCATION
- TWO BEDROOMS
- EN SUITE TO MAIN BEDROOM
- OPEN PLAN LIVING
- SASH WINDOWS
- GAS CENTRAL HEATING
- 0.2 MILES TO HATFIELD TRAIN STATION
- CLOSE TO HATFIELD HOUSE
- PERMIT RESIDENTS PARKING



Room Descriptions

ACCOMMODATION

Entrance Hall

1.41m x 2.32m (4' 8" x 7' 7") Via Hardwood entrance door, security phone system, built in cupboard, additional cupboard housing space and plumbing for automatic washing machine. doors leading off to:

Lounge/Kitchen/Diner

3.95m x 5.34m (13' 0" x 17' 6") Dual aspect secondary glazed feature sash windows, fitted radiator, wood flooring, door to private balcony overlooking new shopping parade. Kitchen area consists of a range of matching wall and base units with work tops over incorporating stainless steel sink unit. Fitted oven and hob with extractor fan over, spotlights.

Bedroom One

2.64m x 4.01m (8' 8" x 13' 2") Secondary glazed sash window, built in wardrobes, fitted radiator, door leading to:

En-Suite

0.96m x 2.48m (3' 2" x 8' 2") Self contained shower cubicle with rainfall shower head, low level WC, wash hand basin, heated towel rail, extractor fan, complementary tiling to splashbacks, spotlights.

Bedroom Two

2.47m x 3.38m (8' 1" x 11' 1") Secondary glazed sash window, fitted radiator, built in wardrobe, newly fitted carpet flooring.

Family Bathroom

1.50m x 2.36m (4' 11" x 7' 9") Three piece bathroom suite comprising of a panel enclosed bath with independent shower unit over, wash hand basin, low flush WC, complementary tiling to splashbacks. Tiled flooring.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

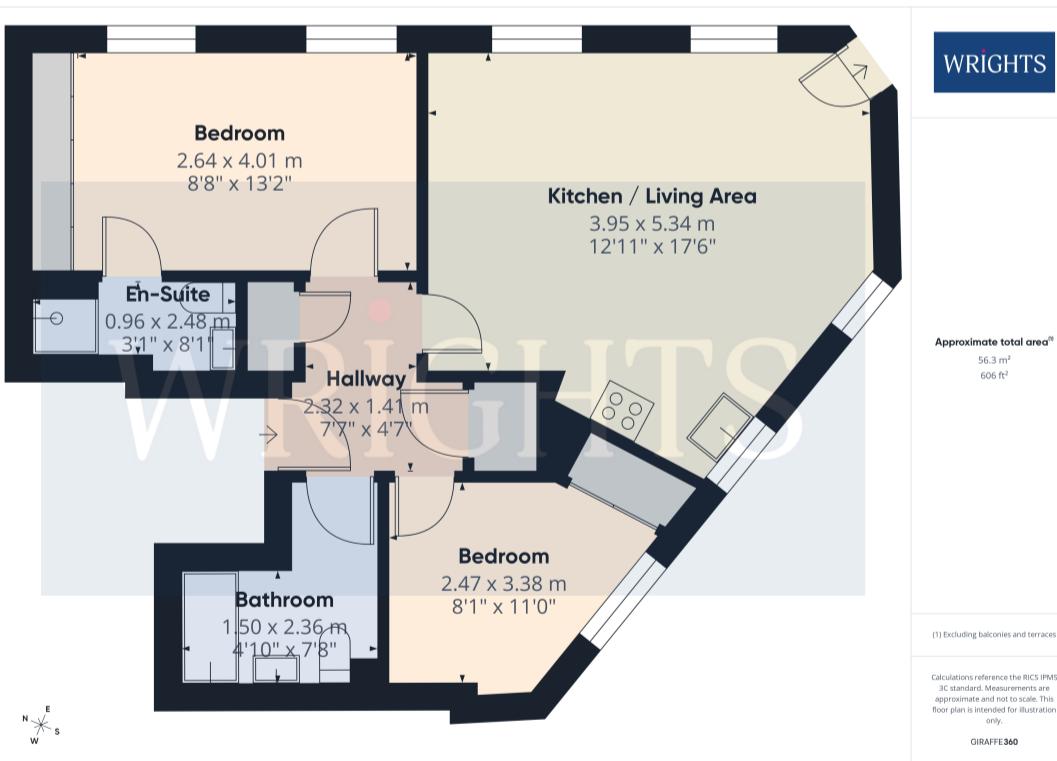
EPC Rating: Band B

Length of Lease - 125yrs from 2021 (120yrs remaining)

Ground Rent - £250.00 per annum

Service Charge - £2,306.20 per annum

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC